



Affordable Housing Advisory Committee MINUTES

**REGULAR MEETING
Thursday, August 4, 2016**

Board Members in Attendance:

Jay Gurney, Vice-Chair
Jo Ikelheimer

Laura Collins
Scott Dedman

Barber Melton

Staff in Attendance:

Jeff Staudinger

Chris Hnatin

Anika Ellis

Guests:

Bob Swanson

Greg Borom

1. APPROVAL OF MINUTES

The minutes from the 7/7/2016 meeting were approved with amendments by Scott Dedman. Jay Gurney chose to abstain because he wasn't at the last meeting, all others were in favor.

2. UPDATES

AHAC Committee

Jeff reported that Lindsey Simmerly has resigned from committee and there is an available space open on the AHAC committee. Applications are being accepted until September 7th.

3. UNFINISHED BUSINESS

Barriers to Development and Strategies to Allow for More Infill Housing in Asheville

The next workshop on Infill Housing will be next Thursday (Aug 11th) at the US Cellular Center at 5:30pm.

Housing Fair and Summit

Chris Hnatin provided an update on Housing Fair. Save the dates will be sent out to vendors. An intern is expected to be selected within the next few weeks. The committee agreed that current vendor list was sufficient, but it is not a closed list. More vendors may be added if identified. Committee discussed possibly adding the CREIA Board, Asheville Coalition of Neighborhoods, and OnTrack to presenters list. The bond may be covered in the housing fair, there was conversation about how to incorporate bond information. Committee discussed switching time slots and pairing of workshops. The housing fair date is October 8th.

Bond Status

Jeff Staudinger reported that HCD committee is looking for input from the AHAC committee. Council has not changed the breakout of three categories. The bond language will be posted on the City's website within the next few days. Input from AHAC is welcomed at the next HCD Committee meeting. Staff doesn't have any further new information. Scott Dedman provided a copy of a promotional flyer for Charlotte City Bonds. Jeff reported that advocacy is happening at the Chamber of Commerce.

4. NEW BUSINESSES

ADU Incentives

Chris Hnatin went over ADU staff Report handout that gathered best practices from other cities. Some cities have created manuals which serve as educational guides to get the developer up to speed. Committee discussed possibly creating a manual. The example manuals will be put on basecamp so the committee is able to access. The City currently has a loan program in housing trust fund but does not include individual homeowners; it would have to be revised to include ADUs. With lower costs compared to other cities, there isn't much leverage to do a Fee rebate program. The program may only save an ADU developer about \$2,100.

If the recommendation is made to include ADUs a part of housing trust fund, it should be a deferred loan program with no deed restriction tied to it. It should include monitoring, proof that renters are eligible affordable tenants. At the time of withdrawal, a certain percentage would be given based on the time frame (Less than 5 years equals a certain amount of interest owed, etc.). State statute requires that for a city to provide incentives for affordable rentals the rent must be affordable and renter must be eligible, which would require monitoring individual units. Suggestions were made to have less regulated incentives. Committee also discussed incentivizing ADUs across the city as a low impact way to add density to neighborhoods.

Committee discussed creating incentives for people who already have ADU's to rent them affordably instead of solely concentrating on new development. With incentives it is important that landlords know that this can make them money and will help people. Current ideas are tax incentives through the land use incentive grant and/or in combination with the housing trust fund loan. Next month the committee will focus on the recommendations.

Bob Swanson mentioned the issues with information flow between the public and private sectors. The private sector doesn't have the background and money behind them to find the incentives that the public sector can. The goal is to build a conduit between public and investor community. Bob Swanson reported that CREIA has planned a panel discussion to educate on housing opportunities.

5. PUBLIC COMMENT (5 Citizens, 3 Minutes Each)

Greg Borom asked for ADU taskforce update. There are no updates at this time.

ADJOURNMENT

The next Affordable Housing Advisory Committee meeting will be held on Thursday, September 1st at 9:30am